



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

November 9, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

### **FIRE STATION 108 – NEW STATION PROJECT AWARD CONSULTANT SERVICES CONTRACT (FIFTH DISTRICT) (3-VOTES)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICE THAT  
YOUR BOARD ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED  
FIRE PROTECTION DISTRICT:**

1. Approve the total project budget for the Fire Station 108 – New Station Project (CP No. 70964) in the amount of \$4,224,542.
2. Authorize the Fire Chief or his designee to execute a consultant services contract with Sapphos Environmental, Inc. in the amount of \$111,470.65 for the preparation of the Supplemental Environmental Impact Report for Fire Station 108 – New Station Project (CP No. 70964).

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approving the recommended action will allow the Consolidated Fire Protection District (Fire District) to complete the Supplemental Environmental Impact Report related to the proposed Fire Station 108 – New Station Project located in the unincorporated area of Santa Clarita.

#### **SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:**

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENORA	IRVINDALE	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

## **Background**

On December 6, 1994, your Board approved Development Agreement No. 92- 247-(5) for the residential housing developments known as "Mountainview Homes" and "Canyon Heights" (Board agreement number 6793) in the Santa Clarita area. At the same time, the Board certified the Environmental Impact Report (EIR), which included construction of Fire Station 108. In an effort to provide fire and life safety services to these two communities, the developer, Pacific Bay Homes, was to construct a new fire station in accordance with the Fire District's developer agreement requirements. During construction of the residential homes, the Fire District hired Lewis/Schoeplein Architects to complete plans and specifications for a new fire station similar in appearance to the homes within the building tract. In June 2002, Pacific Bay Homes filed for bankruptcy and the Fire District assumed the responsibility of constructing the proposed fire station. The current number of residents residing in these two communities warrants construction of a new fire station in order to provide emergency response services consistent with County standards.

Although the 1994 EIR evaluated the proposed fire station at a programming level, it did not, however, include a project level analysis of potential environmental impacts from construction, operations, and maintenance of the new station. In response, the Fire District prepared an initial study and made a proposed finding that significant impacts could be avoided by incorporating operational constraints. This document was circulated for public comment. As a result of public comments received, the Fire District determined that there is a potential for significant impacts from operations of the proposed project. As such, a Supplemental EIR must be prepared, as required by the State of California Environmental Quality Act (CEQA), Section 15163.

## **Proposed Supplemental EIR**

The Supplemental EIR will address air quality, geology, soils, and noise impacts related to construction, operations, and maintenance of the proposed project.

In 2004, Lewis/Schoeplein Architects (a Board-approved technical vendor) sub-contracted Sapphos Environmental, Inc. to prepare the first phase of the environmental documentation process. This first phase consists of technical studies related to air quality, geology, soils, and noise, and forms the basis of the Supplemental EIR. These technical studies took into account the Fire District's normal operations for protecting life and property. Sapphos Environmental, Inc. has also assisted the Fire District and Chief Administrative Office in responding to inquiries from neighbors who have raised concerns regarding the proposed fire station.

The proposed contract will allow the Fire District to enter into a direct contract with Sapphos Environmental, Inc. to complete the identification and development of all

feasible mitigation measures for reducing significant impacts to the maximum extent practicable. Mitigation measures will be documented in the second and final required component of the Supplemental EIR. The final phase consists of a description of the location, project features, existing conditions, environmental setting, impacts, and mitigation measures for the proposed project. The environmental setting will be described in accordance with Section 15125 of the State CEQA Guidelines. As required by the State CEQA Guidelines, Section 15163(c), the full Supplemental EIR will be submitted for public review and comment. The Fire District will return to your Board to request certification of the Supplemental EIR upon completion of the required documentation and review process.

### **Implementation of Strategic Plan Goals**

Completion of the proposed project complies with the County's Strategic Plan Goal of Service Excellence. This new fire station will provide the required level of fire and life safety services to constituents in the Santa Clarita area and adjoining communities.

### **FISCAL IMPACT/FINANCING**

The Fire District authorized \$49,704.61 in total spending for preparation of the technical studies phase of the Supplemental EIR. The proposed consultant services contract for completing the final phase of environmental documentation totals \$111,470.65. Sufficient appropriation for awarding this contract is available in the Fire Station 108 – New Station Project (CP No. 70964) from the Fire District's FY 2005-06 Capital Projects Budget. The total project budget for the Fire Station 108 – New Station Project is estimated at \$4,224,542.

The entire proposed project is funded by the Consolidated Fire Protection District Developer Fees - Area 2.

### **Operating Budget Impact**

Following completion of the proposed fire station, the Fire District anticipates incurring start-up costs estimated at \$125,000 for furniture and telecommunications. Ongoing operating costs for the Fire Station 108 – New Station Project are estimated at \$1,477,083 for a three-person engine company. The Fire District is currently reviewing staffing options for the new station, which include either relocating current staff or hiring on new station staff. The Fire District will report its determination on staffing upon returning to your Board for approval of the proposed project plans and specifications.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed consulting services contract with Sapphos Environmental, Inc. is for the completion of the Supplemental EIR for Fire Station 108 – New Station Project (CP No. 70964). The negotiated fee for services and deliverables is \$111,470.65.

A standard contract, in the form previously approved by County Counsel, includes the standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The contract contains provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, the contracted company will be required to attest to its willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees and shall require each subcontractor to notify its employees about Board Policy 5.135, the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

The consultant will also be required to show full compliance with Los Angeles Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

To ensure that the contract is awarded to a responsible contractor with a satisfactory history of performance, the contractor is required to report violations of the False Claims Act, their civil litigations history, and information regarding prior criminal convictions. The information reported will be considered before making an award.

### **CONTRACTING PROCESS**

The Fire District, through its existing Board-approved technical vendor contract with Lewis/Schoeplein Architects, directed the sub-contractor Sapphos Environmental, Inc. to prepare the necessary environmental documentation for the proposed project. It is recommended that your Board allow the District to enter into a direct agreement with Sapphos Environmental, Inc. to complete the environmental documentation process for project continuity based on the firm's expertise and first-hand experience with the

proposed project. The negotiated fee for the firm's services has been reviewed by the Fire District and CAO and is considered reasonable and cost-effective for the scope of work.

Sapphos Environmental, Inc.'s Community Business Enterprise participation data and three-year contracting history with the County are on file with the Fire District.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects. Fire services will continue to be provided by existing District resources in the area. The current population of these two communities warrants construction of a new fire station in order to provide emergency response services to the County constituents residing in the area. The Supplemental EIR must be completed before construction of Fire Station 108 can begin.

**ENVIRONMENTAL DOCUMENTATION**

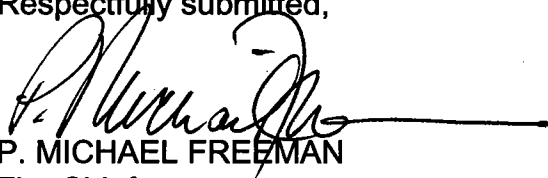
In accordance with Section 15163 of the State CEQA Guidelines and the Los Angeles County Environmental Reporting Procedures, the proposed project requires the completion of a Supplemental EIR before construction can begin. Upon completion of the final required environmental documentation, the Fire District will return to your Board to request approval of the Supplemental EIR.

The Honorable Board of Supervisors  
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**CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and one adopted copy to the Fire District.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "P. Michael Freeman", followed by a horizontal line extending to the right.

P. MICHAEL FREEMAN  
Fire Chief

DAVID E. JANSSEN  
Chief Administrative Officer

PMF: fs

c: County Counsel  
Auditor-Controller

November 9, 2005

**ENCLOSURE A**

**AWARD CONSULTANT SERVICES CONTRACT  
FOR FIRE STATION 108 – NEW STATION PROJECT  
(FIFTH DISTRICT) (3-VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Original Scheduled Completion Date</b>	<b>Revised Scheduled Completion Date</b>
Project Needs Assessment*	04/12/00	04/12/00
Project Feasibility and Program*	10/09/00	10/09/00
Design		
Construction Document Submittal	03/31/02	02/28/06**
Jurisdictional Approval	08/22/03	08/31/06
Supplemental EIR Certification / Adopt/Advertise for Construction Bids	-	09/19/06
Construction Bid and Award	-	12/05/07
Construction		
Substantial Completion		11/15/07
Project Acceptance		02/15/08

**\*Indicates completed activity**

**\*\* Date of re-submission**

**ENCLOSURE A**

**II. PROJECT BUDGET SUMMARY**

<b>Budget Category</b>	<b>Proposed Project Budget</b>
Land Acquisition	\$ 0
Construction	
(a) Base Construction	\$ 3,000,000
(b) Contingency Fund	\$ 300,000
<b>Subtotal</b>	<b>\$ 3,300,000</b>
Equipment	
(a) Telecommunications	\$ 25,000
(b) Utilities Connection	\$ 50,000
<b>Subtotal</b>	<b>\$ 75,000</b>
Design	
(a) Plans and Specifications	\$ 117,674
(b) Design Contingency	\$ 120,000
(c) Construction Administration	\$ 60,000
<b>Subtotal</b>	<b>\$ 297,674</b>
Consultant Services	
(a) Supplemental EIR	\$ 161,176
(b) Other Environmental Consulting	\$ 30,558
<b>Subtotal</b>	<b>\$ 191,734</b>
Other Expenditures	
(a) Fence	\$ 10,134
(b) Contingencies	\$ 50,000
<b>Subtotal</b>	<b>\$ 60,134</b>
Jurisdictional Review and Plan Check	\$ 10,000
County Services:	
(a) Department of Public Works – AED Services	\$ 150,000
(b) LACoFD Project Management	\$ 140,000
<b>Subtotal</b>	<b>\$ 290,000</b>
<b>TOTAL</b>	<b>\$ 4,224,542</b>